Name and Address of New Owner:
Fox Properties, LLC
2520 Pennington Bend Rd.
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 723580 DEEDQC
09/24/2021 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210924-0128571

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 148-10-140

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Karen Fox, unmarried,** "the Grantor," conveys and quitclaims unto **Fox Properties, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Section II, Revised, Corrected and Resubdivided Plan of the Reserve Parcel "A" as shown on the plan of Phillips 66 Park, of record in Book 5190, page 194, Register's Office of Davidson County, Tennessee.
>
> Beginning at a point in the southerly margin of Apache Trail at the common corner of Reserved Parcel A and said Lot 1; thence with a lien between said two tract S 61 deg. 14' W 208.95 feet to a point; thence with a curve to the left having a radius of 252.45 feet easterly a distance of 74.0 feet to an existing hub and tack; thence S 56 deg. 47' E 73.17 fet to a concrete monument at the beginning of a curve to the right having a radius of 198.71 feet southeasterly 136.05 feet to a concrete monument; thence N 60 deg. 30' 36" E 153.44 feet to an iron pin in the southerly margin of Apache Trail; thence with the margin of the same northwesterly 250 feet to the point of beginning.
>
> Being the same property conveyed to Timothy Fox and Karen Fox, husband and wife, by Warranty Deed from Carol Anne Coffeen of record in Book 9324, page 139, Register's Office for Davidson County, Tennessee, dated 4/21/1994 and recorded on 4/27/1994. Timothy Fox subsequently died on November 25, 2016, thereby vesting title into Karen Fox as surviving tenant by the entirety.
>
> This property is more commonly known as 3925 Apache Trail, Antioch, TN 37013.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 25th day of August, 2021.

Karen Fox (SEAL)
KAREN FOX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2021, before me personally appeared Karen Fox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of September, 2021.

Julie Garside
Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Emily Thomas
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of September, 2021.

Julie Garside
Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/22/2021.

Date

Affiant Signature

9/22/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of September, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025